

Planning & Development Department

INSPECTIONS UPDATE

City of High Point, North Carolina
FALL 2005

Quarterly Newsletter for the Construction Trades



MECHANICAL

FVIR Gas Water Heaters

The North Carolina Building Code Council has passed an amendment and the North Carolina Department of State Fire Marshall has also approved this amendment concerning Flammable Vapor Ignition Resistant (FVIR) water heaters.

The amendment states that water heaters that meet the (FVIR) requirements are not required to be elevated off the floor of most structures. This means that these water heaters can be set directly on the floor of a residential garage, unless the manufacturer's installation instructions state differently. However, almost all



local inspection departments do not recommend this practice. We think the water heaters should still be elevated a minimum of 18 inches off the floor, but according to the law, contractors have the option of setting them on the floor, as long as they meet the FVIR requirements. This law pertains to the FVIR water heaters only. It does not apply to direct vent water heaters, commercial water heaters, boilers, gas dryers, or any other gas appliances. All of these and all other gas appliances must be installed a minimum of 18 inches off the floor of a garage.

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New Mechanical and Gas Codes

The new codes are supposed to be passed in September 2005 and will go into effect January 1, 2006. These will be 2003 codes with 2004, and 2005 amendments. The new codes are to be North Carolina codes with no blue pages. All the pages will be the same color. Also, there will be a commentary for each of the new codes to help understand why things are done a certain way in the codes. These new codes are supposed to be available for purchase from the Department of State Fire Marshall by the end of the year.

If you have any question, please call Joe Kanoy at 883-3326 or 906-2248.

BUILDING

2006 CODE EDITIONS



We all need to be aware of and anticipate the new editions of the codes as the time draws nearer to the adoption date. The adoption date (except for residential) is currently scheduled for September 13, 2005. The proposed effective date is January 1, 2006. The residential code will follow at a later date.

Keep in mind that the 2006 Editions of the NC codes are based on the 2003 I-codes and not the 2000 edition. Each edition of the code is currently available on-line at www.ncbuildingcodes.com. Please access this information, as you will find it very useful. We all need to be diligent in our efforts to become acclimated to these new code requirements as they become effective.

If you have any questions or concerns call Darrell Long 883-3323 or 906-2239.

PERMITS & RECORDS/PLAN REVIEW

The next cycle of code changes are just around the corner. The expected adoption date of the 2006 North Carolina Codes is in September and the proposed effective date is January 1, 2006 for all codes except the North Carolina Residential Code. The effective date for the North Carolina Residential Code will be determined later. The NC Codes are based on the 2003 Edition of the I-Codes. The North Carolina Electric Code, 2005 Edition became effective on March 1, 2005.

Chapter 10/Mean of Egress of the North Carolina Building Code, 2006 Edition has been

reformatted. The old code had 9 sections and the new code has 25. This should help make it more user friendly by making information easier to find.

Just a reminder, 2004 amendments to the 2002 North Carolina Accessibility Code are available from the Department of Insurance via their website. They are not selling printed copies. The address is www.ncdoi.com/SFMO/. In the second paragraph select the State Building Code. Then select "Engineering and Codes" in block #1, "NC Building Code Council" in block #2 and "Accessibility Update" under block #3. You will then select "2004 NC Accessibility Code Amendments, effective August 1, 2004". These changes are mandatory on January 1, 2006.

We are continuing to clear up old permits and temporary occupancies that have not been finalized. We are finding quite of number of projects that have been occupied without a certificate of occupancy. If you have projects that you know have not been finalized, we need

your help and cooperation to get these records cleared. Although progress has been made, there are still a number of old permits that need to be finalized.

Remember to bring the "Plan Review Fee" in with the plans and application; a complete submission will help your project move quicker through the permitting process. Always fill out application and forms completely. Some submittals are missing Appendix B's and building layouts for tenant upfits. It is very important that we receive a building layout for all tenant upfits. This layout should show the location of the space to be upfitted. This is necessary to verify correct suite numbers, exits, travel distances and adequate plumbing facilities. Plans on commercial buildings that exceed 2,500 square feet or that have a total value exceeding \$90,000 must be sealed by a registered design professional.

Please remember that licenses must be renewed by January 1, 2006. Every year we have contractors apply for permits that have not renewed their licenses and we are not able to issue them a permit. It would help you and us if you renew early. The state boards are swamped every year with contractors waiting until the last moment.

***Please submit all construction plans as a package. ***

Please contact me if I can be of assistance,
Ron Beard (336) 883-3285.



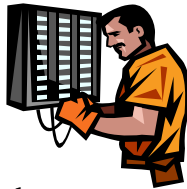
ELECTRICAL

We would like to take this opportunity to advise you of some upcoming code changes.

- 210.8 (A)(7) In dwelling units, ground-fault circuit interrupter will now be required if a 120 volt single phase 15 and 20 receptacle is within 6 ft. of the outside edge of a laundry, utility or wet bar sink. This will include the washer outlet if it is installed in the 6 ft. zone. This is measured in any given direction from floor to ceiling.
- 210.52 (E) At least one outdoor receptacle is required for each multi-family (apartment) dwelling that has an individual ground level entrance. The receptacle outlet must be accessible from grade and not more than 6 1/2 ft. above grade.
- 410.18 (B) Luminaries (fixtures) directly wired or attached to outlets supplied by a wiring method that does not provide a ready means for grounding shall be made of insulating material and shall have no exposed conductive parts.

Exception 1: Replacement luminaries shall be permitted to connect an equipment grounding conductor from the outlet in compliance with 250.130 (C). The fixture shall then be grounded in accordance with 410.18 (A).

Exception 2: Where no equipment grounding conductor exist at the outlet, replacement fixtures that are GFCI protected shall not be required to be connected to an equipment grounding conductor.
- 422.31 (B) For permanently connected appliances rated over 300 volt-amp or 1/8 hp, the branch circuit switch or circuit breaker shall be permitted to serve as the disconnecting means where the switch or breaker is within sight from the appliance or is capable of being locked in the open position. The provision for locking or adding a lock to the disconnecting means shall be installed on or at the switch or circuit breaker used as the disconnecting means and shall remain in place with or without the lock installed. (A circuit breaker lock must be permanent if used as a disconnect).



- 200.6 (D) Where grounded conductors of different systems are installed in the same raceway, cable, box, auxiliary gutter, or other type of enclosure, each grounded conductor shall be identified by system.

The means of identification shall be permanently posted at each branch-circuit panel board.

Interpretation from DOI:

680.42 (C) Interior wiring to outdoor installations for spas and hot tubs.

The last sentence of this section states that wiring to an underwater light shall comply with 680.23 or 680.33. Section 680.23 (F) (2) will require an insulated equipment grounding conductor for spas or hot tubs, that incorporates a light or LED. (light emitting diode).

We are still in need of your help to eliminate problems we are experiencing on job sites.

- (1) We are still having problems with the contractors not putting the addresses up for temporary saw services.
- (2) To avoid re-inspection fees, please do not call your job in if it is not ready.
- (3) We are still having problems getting contractors to follow up on their inspection reports. This is leaving us with a lot of open inspections. Please check you records and see if you have any open inspections.
- (4) Plumbing codes will not allow a recess fixture to be installed within 12 inches of a pex water line, if it is in the same truss bay. Please check this issue before requesting an electrical inspection.
- (5) If you call and leave a contact number on our cell phones, please leave the number twice to insure that we can understand the number.

We want to thank everyone for working with us during these busy times. Please give yourself a little extra time when requesting an inspection. If you have any questions please call Phil Barham @ 906-2223, Mike Duncan @ 906-2226 or Larry Brazier @ 906-2213.

FINAL ZONING INSPECTIONS – DUMPSTER SCREENING



The High Point Development Ordinance requires all dumpsters to be screened from view (as seen from a height of 6 feet above grade) from the street

right-of-way of any private or public street and from the property line of any adjacent property that is zoned residentially. This requirement applies to all dumpsters and other large trash receptacles, including compactors.

The screening material must be approved prior to installation. Dumpsters may be screened utilizing a single opaque material wall or fence, or a combination of opaque materials, berming and/or evergreen landscaping that meets the intent of the ordinance. Walls of a principle or accessory building can also be used to help screen dumpsters. **Chain link fencing with woven slats is not an approved material for screening dumpsters.** Dumpsters located on properties zoned Heavy Industrial (HI) are exempt from screening requirements unless the dumpster is located within 100 feet of an existing residential land use.

Additions and expansions to existing buildings may require that unscreened dumpsters comply with the screening requirement. If the proposed addition or expansion exceeds 1,000 square feet of gross floor area or if the total of additions of buildings, parking areas or open uses of land exceed 3,000 square feet, screening of both new and existing dumpsters shall be in compliance with the ordinance.

Any change in the existing use of a property that requires a change of use permit will also require all dumpsters to meet the Development Ordinance screening provisions.

Compliance with the dumpster-screening requirements is reviewed at the time building and site plans are submitted for plan review for the issuance of a building permit. The dumpster pad location as well as the height of fence and screening material should be indicated on the plans. If evergreen landscaping is to be used for screening the number and type of plantings, their height and location should be shown on the plan. It is strongly suggested that plant materials and berms to be used for dumpster screening be authorized by staff prior to the plans being submitted.

The proper screening of dumpsters is inspected during the final zoning inspection. The location and the screening are checked for compliance with the approved site plan. To avoid delays in the issuance of a certificate of occupancy, the dumpster screening should be installed prior to requesting the final zoning inspection. If the screening is not installed or if the screening material is not acceptable, the zoning inspection will not be approved.

For questions regarding dumpster screening requirements, contact the Department of Planning and Development at 883-3328. For inquiries regarding final zoning inspections contact Katherine Bossi at 883-3345.



PLUMBING

Whirlpool Bathtubs Pump Access

Code: 2002 Plumbing Code **Date:** February 22, 2005

Section: 421.2

Question:

Is access to the whirlpool bathtub pump required for repair and removal?

Answer:

Yes, the plumbing code states access shall be provided to the pump. An access door large enough to remove the motor and/or pump shall be provided at the side or end of the whirlpool bathtub (clearance of 21 inches minimum in front of the access door) and pump connections shall be within 15 inches of the access door. The access may be through a cabinet (double doors with no stile) and/or from below the whirlpool bathtub in a basement or crawl space (travel path to the access to the whirlpool bathtub shall be a minimum height of 24 inches in the crawl space).

Buried Depth of Water Pipe

Code: 2002 Plumbing Code **Date:** September 20, 2004

Section: 305.6

Question:

Can the minimum depth of buried water pipe be reduced by applying insulation around the pipe?

Answer:

No, the minimum depth cannot be reduced. Insulation applied around a buried pipe will deteriorate over a short period of time. The top of the water pipe shall be installed below the frost line or a minimum of 12 inches below grade, whichever is the greater.

Thermal Expansion Control

Code: 2002 Plumbing Code **Date:** August 11, 2004

Section: 607.3

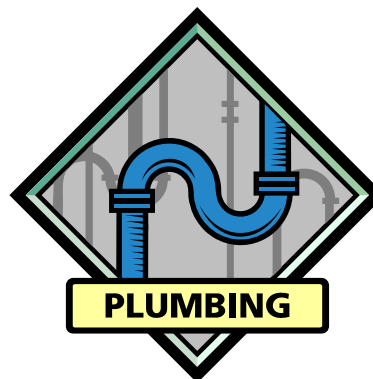
Question:

When a check valve or backflow prevention device is installed at the water supply meter, is a thermal expansion device required?

Answer:

Yes, an expansion device (tank, valve, etc.) shall be installed in a residential and/or commercial building, when a storage-type water heater is installed in the water distribution system with a backflow prevention device installed in the water supply line. Also, an expansion device shall be installed on a water heater replacement when a backflow prevention device is installed in the water supply line. This requirement for an expansion device shall apply to a manufactured home. An expansion device is not required for a tank less water heater.

If you have any questions concerning the plumbing codes or interpretations, please contact Jimmy Lawson 883-3275.



City of High Point
Planning & Development Department
Inspection Services Division
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